



45 Ravenscroft, Salisbury, SP2 8DL

£895 PCM





## DESCRIPTION

A good sized two bedroom mid terrace house, close to Salisbury District Hospital and only a short walk to the city centre. The property benefits from gas central heating and double glazing. There is also off road parking for one car.

## LOCATION

Ravenscroft is a quiet residential street on the popular Ridings Mead development on the southern edge of Salisbury. It is within easy walking distance of the city and is particularly convenient for Salisbury District Hospital. The city has an excellent range of facilities – shopping, leisure, educational and cultural as well as the well thought of Playhouse and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo, journey time approximately 90 minutes. Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.

## ACCOMMODATION

A UPVC front door opens into a hall way with coat hooks, and then opens into:

### Living Room

A light and spacious room with wood laminate flooring. Stairs to first floor. Window to rear. TV aerial point & radiator. Under stairs storage. Door to:

### Kitchen

Fitted with a range of base cupboards, wall mounted units and drawers. Washing machine, under counter fridge and electric cooker, grill and 4 ring hob. Worktop with inset one and a half stainless steel sink and drainer. Tiled splashbacks. Window to front. Wall mounted gas boiler for central heating and hot water.

### First Floor Landing

Loft access and doors to:

### Bedroom 1

A good sized double bedroom with two windows to

rear. Laminate floor. Two fitted cupboards - one with hanging, the other with shelving. Radiator.

### Bedroom 2

A single room with window to front. Laminate flooring. Radiator.

### Bathroom

A white suite of bath with shower over and the wash basin and WC. Radiator, mirror and shelving. Extractor. Window to front.

## OUTSIDE

To the rear of the property there is a low maintenance, garden with patio area and lawn. A pathway leads to a pedestrian gate which provides rear access. Two timber sheds.

To the front is a paved parking area for one vehicle.

## SERVICES

Mains electricity, water, drainage and telephone. Gas fired boiler for central heating and hot water.

## COUNCIL TAX

Wilshire Council Band C. Annual rate £1,729.79.

## TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis).

## RESTRICTIONS

No smokers or pets.

## HOLDING DEPOSIT

Equivalent to one week's rent.

## DILAPIDATION DEPOSIT

Equivalent to five week's rent.

For further details concerning tenant fees, please contact the office or visit our website [www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

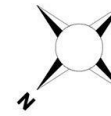
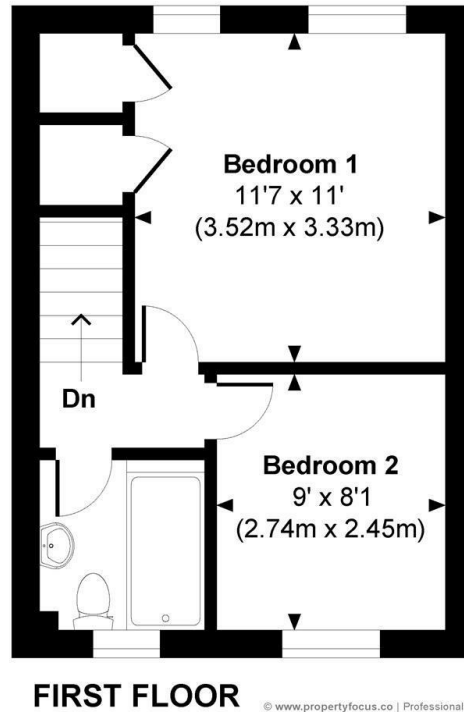
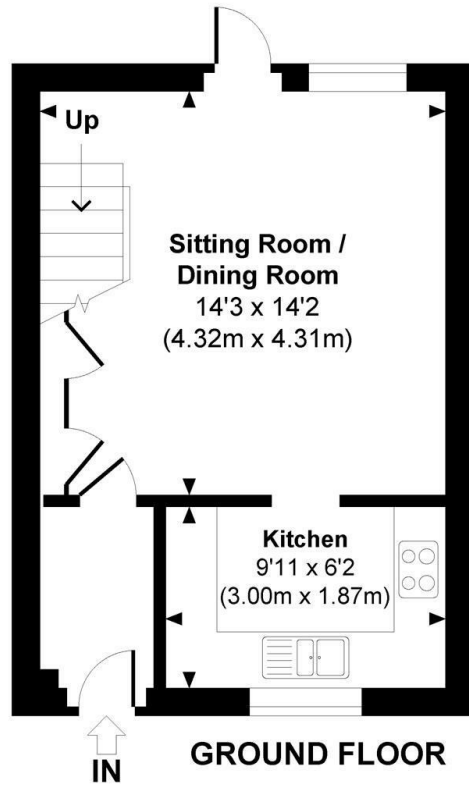
## DIRECTIONS

Leave the city centre heading south west on the A354 (Coombe Road) towards Blandford. Turn left at the mini-roundabout, go down the hill & turn right at the next roundabout into Ridings Mead. Ravenscroft is the

3rd turning on the left hand side. On entering Ravenscroft, take the first turning on the left & then go straight on into the cul-de-sac. No. 45 can be found on the right hand side.



**Ravenscroft**  
 Approximate Gross Internal Area  
 Total = 602 Sq Ft / 55.93 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
02-10 kWh/m <sup>2</sup> A		02-10 t/m <sup>2</sup> A	
11-15 kWh/m <sup>2</sup> B		11-15 t/m <sup>2</sup> B	
16-20 kWh/m <sup>2</sup> C		16-20 t/m <sup>2</sup> C	
21-25 kWh/m <sup>2</sup> D		21-25 t/m <sup>2</sup> D	
26-30 kWh/m <sup>2</sup> E		26-30 t/m <sup>2</sup> E	
31-35 kWh/m <sup>2</sup> F		31-35 t/m <sup>2</sup> F	
36-40 kWh/m <sup>2</sup> G		36-40 t/m <sup>2</sup> G	
Not energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
68	72		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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